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April 3, 2023

To: LOCSD Finance Advisory Committee

From: Ron Munds, General Manager

Subject: **Agenda Item 6 – 04/03/2023 FAC Meeting**
General Manager's Update

2022-23 CIP Update

Bay Oaks Well (formerly Program C Well)
The design of the well equipping phase of the project is underway and should be completed by the end of April. Bids for the water transmission pipeline phase of the project were received on March 30th. Staff is evaluating the bids for completeness before awarding the contract to the lowest bidder. If the lowest bidder qualifies, the bid is under the engineering estimate of about $950,000.

Water Resiliency Intertie Project Environmental Assessment Contract. SWCA, the consultant that has been working on the Program C Well Project, was the lowest proposer to provide similar services on the intertie project. The environmental work is scheduled to be completed by late August.

Other Updates

Fire Station 15 Building Condition Assessment. The final draft the Station 15 Building Condition Assessment has been completed. The report will go to the Board on April 6th. The Executive Summary has been provided as an attachment to this update. Once the Board has an opportunity to provide direction to staff, additional information will be provided to the FAC and your input will be solicitated.

FEMA Reimbursement Updates. Staff has had two in-person meetings with FEMA staff. One was an in-office meeting to review all the District submittals to date and discuss the additional paperwork that needs to be filed. The second meeting was a site inspection where staff provide a tour and explanation of the repairs that are underway. There is no time schedule yet as to when the District will hear back from FEMA on any possible reimbursement for the project.

SECTION 1: EXECUTIVE SUMMARY

Project Purpose

The Los Osos Community Services District sought to obtain a building condition assessment report for the District's Fire Station No. 15 to determine the physical adequacy of the primary facility in the short term and long term future, and recommendations for improvement over a 10 year period of time.

This assessment identifies the current state of the building and components, including Life/Safety, energy efficiency, accessibility, and compliance with current building codes. The assessment addresses lifecycle, the useful remaining life of the facility, identifies maintenance deficiencies, and provides cost estimates to repair or replace the station.

The Life/Safety deficiencies are based on two things: 1. "best practices" for fire station design to reduce exposure to diesel engine exhaust, particularly inside the fire station where fire apparatus release diesel exhaust that disperses to areas where fire fighters eat, work and sleep, and 2. Fire code deficiencies that could result in hazardous conditions, although they are not *required* to be corrected.

Objectives

- Identify any major defects or deficiencies in the Fire Station.
- Provide options to modify, replace, expand, or relocate the Fire Station to remain operational during natural catastrophes, to operate sustainably and with functional efficiency, and to accommodate potential future uses.
- Provide a basis for forecasting funding requirements for capital improvement planning over the next 10 years.
- Provide a baseline for setting priorities for the maintenance, repair, enhancement or replacement of the Fire Station and its component systems.

FINDINGS AND RECOMMENDATIONS

The Fire Station 15 Conditions Assessment revealed that Fire Station No. 15 is in good physical condition, with no visible imminent threats, however there are some deficiencies that:

- Could threaten the Fire Station's ability to remain operational during catastrophes
- Could jeopardize fire personnel safety
- Hinder accessibility
- Disrupt operations
- Are code-related (code-related deficiencies are not required to meet the current building code unless those are a component of a remodeled space)
- Don't reflect good practice for reducing exposure to carcinogens and other harmful agents

This assessment report categorizes the deficiencies according to the District's and Fire Department's objective to "provide options to modify, replace, expand, or relocate the Fire Station to remain operational during natural catastrophes, to operate sustainably and with functional efficiency", and from an architecture and engineering standpoint, for Life/Safety improvements. These are categorized as high-priority deficiencies that are recommended to be corrected in the short term to meet these objectives. Secondary deficiencies that are recommended to be corrected would enhance operations, long-term Life/Safety conditions, accessibility, and sustainability over the long term.

There are three design optional plans presented here to meeting the project objectives:

1. Make improvements to the existing Fire Station within the existing building footprint to correct high priority deficiencies in the short term. (Refer to Sheets A2.0 "Existing Floor Plan", S2.0 " Foundation Plan, Minimum Seismic Retrofit" and S2.1 "Roof Framing Plan, Minimum Seismic Retrofit"
2. Remodel the existing Fire Station to enhance the overall Life/Safety, operations, accessibility, and to bring the Fire Station up to current building codes. This can happen over several budget cycles (Refer to Sheets A1.0 "Proposed Site Plan", A2.1 "Proposed Floor Plan, A3.0 "Proposed Floor Plan", A3.1 "Proposed Floor Plan "Auxiliary Apparatus Bay", S3.0 "Foundation Plan, Addition/Remodel Option, S3.1 Roof Framing Plan, Addition/Remodel Option, and S4.0 "New Building Foundation and Roof Framing Plan".

3. Construct an entirely new fire station in accordance with current code requirements including seismic, building, mechanical, plumbing, electrical, accessibility, energy, and fire codes, as well as best practices for fire fighter protection against toxins.

Option 2 includes the construction of an auxiliary detached Apparatus Bay building which would also house reserve fire fighter gear, fire hoses, and a mechanic shop which are currently located in two temporary C-Trains. This could occur as a separate line-item in any option, as this would free up space inside the Fire Station for additional "best practices" provisions for reducing exposure to carcinogens and other toxins in the short term. This would occur by re-purposing the existing small Apparatus Bay into a decontamination space and relocating the Engines to the new building.

COST ESTIMATES

Option 1. High Priority/Short Term Improvement Recommendations:

Architecture:

Architectural Improvements Pertaining to Fire Safety:	$ 269,900
Accessible Restroom on Administration Side:	$ 28,000
Architectural Improvements:	**$ 297,900**
Seismic Retrofit:	**$ 193,200**
Mechanical System:	**$ 125,400**
Plumbing:	**$ 9,600**
Electrical:	**$ 185,000**
Option 1 Grand Total:	**$ 811,100**

Option 2. Long-Term – Recommendations to Address All Deficiencies Listed in the Report:

Remodel Significant Portion of Living Quarters Side:	$ 1,648,800
Dorms (HVAC and Associated Improvements):	$ 192,450
Apparatus Bay Concrete, Trench Drains, Doors:	$ 366,150
Training Room Expansion:	$ 63,750
Site Improvements:	$ 344,100
New Building for Engines, Shop, Fire Hoses, Reserve Gear	$ 600,000
Option 2 Grand Total:	**$ 3,215,250**

Option 3. New Fire Station:

Building	**$13,200,000**
Land:	**$ 2,000,000**
Option 3 Grant Total:	**$15,200,000**

Please refer to Section 5 for a more detailed cost breakdown.